



## *Westfield City Council Report*

<b>Ordinance Number:</b>	13-16
<b>APC Petition Number:</b>	1305-PUD-04
<b>Petitioner:</b>	Pulte Homes of Indiana, LLC
<b>Requested Action:</b>	Change in zoning from The Villas at Timber Ridge PUD (Ord. 08-36) and AG-SF1 District to The Enclave and Springs at Viking Meadows PUD.
<b>Current Zoning District:</b>	Villas at Timber Ridge PUD and AG-SF1 District
<b>Referral Date to APC:</b>	May 13, 2013
<b>APC Public Hearing:</b>	June 03, 2013
<b>APC Recommendation:</b>	October 07, 2013
<b>Adoption Consideration:</b>	October 14, 2013
<b>Exhibits:</b>	1. Staff Report 2. APC Certification 3. Concept Map
<b>Prepared By:</b>	Sarah L. Reed, AICP

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### **Petition History**

This petition was introduced at the May 13, 2013 City Council meeting and received a public hearing at the June 03, 2013 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the October 07, 2013 APC meeting.

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### **Procedural**

- Requests for a change in zoning to a PUD District are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission held a public hearing on June 03, 2013 and issued a favorable recommendation (6-0) to the City Council in support of the proposed rezone request at its October 07, 2013 meeting.
- Notification of the June 03, 2013 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its October 14, 2013 meeting.

## **Project Overview**

### **Project Location**

The subject property is approximately 63 acres in size and is located west of the existing Viking Meadows Community. It is positioned between 161st Street and 156th Street (the "Property"), with frontage on Oak Ridge Road.

### **Project Description**

Pulte Homes of Indiana, LLC (the "Petitioner") is proposing The Enclave and Springs at Viking Meadows PUD Ordinance (the "Proposal"). The Proposal defaults to the Single Family 2 Residential District (the "SF 2 District") standards and adopts architectural standards similar to the existing Viking Meadows PUD. The Proposal would include a total of 127 single-family residential lots and establishes two (2) residential sections which include: The Enclave which is proposed to include up to 81 single-family residential lots on 40 acres (currently zoned The Villas at Timber Ridge PUD), and The Springs which is proposed to include up to 46 single-family residential lots on 23 Acres (currently zoned AG-SF1). Key features of each section are highlighted below:

#### **ENCLAVE:**

- Geared towards empty nesters, with a master of the 1st floor
- Optional sunroom and or a loft with a maximum of 50% of the total 1st floor area
- Similar to the Viking Meadows Blue Grass section standards
  - Minimum lot width at building line of 65'
  - Minimum lot size of 8,000 sq. ft

#### **SPRINGS:**

- More "Traditional" single-family development
- Will fill a need of Pulte's high demand product
- Similar to the Viking Meadows Meadowlands section standards
  - Minimum lot width at building line of 80'
  - Minimum lot size of 10,400 sq. ft.

### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

#### **1. The Comprehensive Plan.**

The Future Land Use Concept Map in the Comprehensive Plan identifies the Property as being located within the “Suburban Residential” land use classification.

#### **2. Current conditions and the character of current structures and uses.**

The Enclave portion of the Property includes a single-family detached residence and vacant agricultural land. The Springs portion of the Property is vacant agricultural land.

#### **3. The most desirable use for which the land is adapted.**

The Comprehensive Plan establishes that Suburban Residential development is appropriate in this location, and the Proposal is for a Suburban Residential neighborhood.

#### **4. The conservation of property values throughout the jurisdiction.**

It is anticipated that the Proposal would have a neutral or a positive impact on surrounding property values and throughout the jurisdiction.

#### **5. Responsible growth and development.**

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth.

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### **Recommendations/Actions**

- Economic and Community Development Department [October 07, 2013]  
The Westfield Economic and Community Development Staff reported to the APC that the proposed Enclave and Springs PUD is in good form.
- Advisory Plan Commission [October 07, 2013]  
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 6-0).
- City Council
  - Introduction: [May 13, 2013]
  - Eligible for Adoption: [October 14, 2013]

Submitted by: Sarah L. Reed, AICP, *Associate Planner*